

Local Market Update – April 2026

A Research Tool Provided by Central Virginia Regional MLS.



James City County

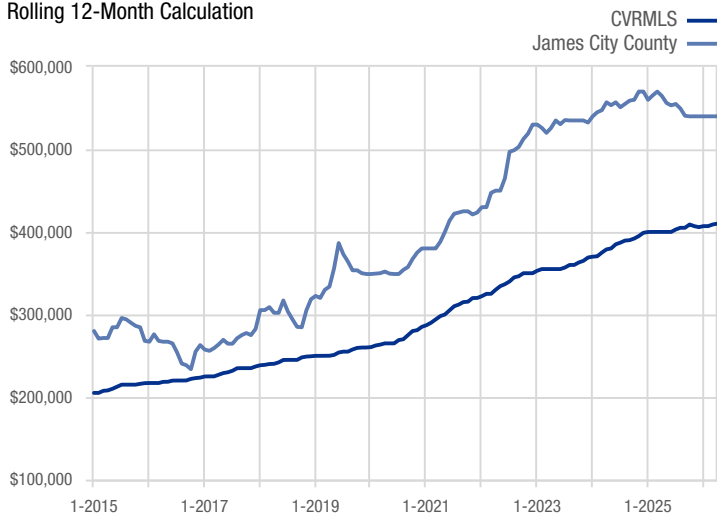
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	24	31	+ 29.2%	74	68	- 8.1%
Pending Sales	23	18	- 21.7%	53	43	- 18.9%
Closed Sales	14	9	- 35.7%	42	27	- 35.7%
Days on Market Until Sale	30	31	+ 3.3%	39	39	0.0%
Median Sales Price*	\$677,450	\$580,000	- 14.4%	\$652,500	\$572,500	- 12.3%
Average Sales Price*	\$684,129	\$709,778	+ 3.7%	\$627,945	\$639,231	+ 1.8%
Percent of Original List Price Received*	100.0%	98.9%	- 1.1%	99.0%	96.6%	- 2.4%
Inventory of Homes for Sale	28	40	+ 42.9%	—	—	—
Months Supply of Inventory	1.7	3.5	+ 105.9%	—	—	—

Condo/Town	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	4	4	0.0%	15	21	+ 40.0%
Pending Sales	4	3	- 25.0%	10	12	+ 20.0%
Closed Sales	1	5	+ 400.0%	8	10	+ 25.0%
Days on Market Until Sale	15	47	+ 213.3%	29	37	+ 27.6%
Median Sales Price*	\$267,000	\$280,000	+ 4.9%	\$311,250	\$277,500	- 10.8%
Average Sales Price*	\$267,000	\$292,300	+ 9.5%	\$342,188	\$295,790	- 13.6%
Percent of Original List Price Received*	94.0%	92.4%	- 1.7%	98.5%	95.4%	- 3.1%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.8	3.7	+ 105.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

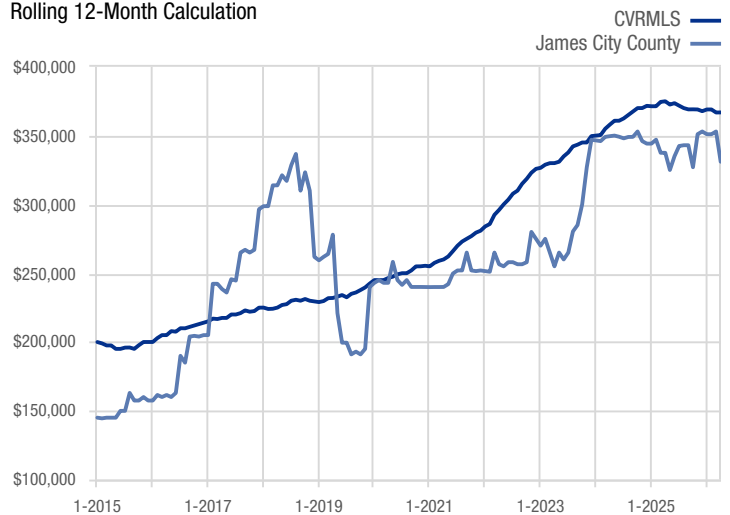
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.